066.0	0006	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,025,000	/	1,025,000
USE VALUE:	1,025,000	/	1,025,000
ASSESSED:	1,025,000	/	1,025,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY DAVID MUNGENAST
Owner 2:	CROWLEY DIANE MUNGENAST
Owner 3:	
Street 1:	6 EDGEHILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CROWLEY DAVID MUNGENAST -
Owner 2:	CROWLEY DIANE MUNGENAST -
Street 1:	6 EDGEHILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1947, having primarily Wood Shingle Exterior and 2784 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8212.000	558,500		466,500	1,025,000
Total Card	0.189	558,500		466,500	1,025,000
Total Parcel	0.189	558,500		466,500	1,025,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.18 | /Parcel: 368.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

313609

GIS Ref

GIS Ref

Insp Date

05/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	558,500	0	8,212.	466,500	1,025,000		Year end	12/23/2021
2021	104	FV	534,300	0	8,212.	466,500	1,000,800		Year End Roll	12/10/2020
2020	104	FV	534,300	0	8,212.	466,500	1,000,800	1,000,800	Year End Roll	12/18/2019
2019	104	FV	408,900	0	8,212.	433,100	842,000	842,000	Year End Roll	1/3/2019
2018	104	FV	408,900	0	8,212.	433,100	842,000	842,000	Year End Roll	12/20/2017
2017	104	FV	384,600	0	8,212.	379,800	764,400	764,400	Year End Roll	1/3/2017
2016	104	FV	384,600	0	8,212.	346,500	731,100	731,100	Year End	1/4/2016
2015	104	FV	344,600	0	8,212.	306,500	651,100	651,100	Year End Roll	12/11/2014

!15912!

PRINT

Date	Time
12/30/21	21:35:34

LAST REV

Date	Time
11/18/19	11:17:54
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15912

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROWLEY DAVID M	56318-501		1/20/2011	Family		No	No		CONDO REMOVAL
CROWLEY CHRISTO	26329-505		5/20/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	194027
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2019	783	Redo Kit	30,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2018	Measured	DGM	D Mann
2/22/2012	Other Change	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8212		Sq. Ft.	Site		0	70.	0.81	12									466,454						466,500	

Total AC/HA:	0.18852	Total SF/SM:	8212	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	466,454	Spl Credit		Total:	466,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02715516
Const Adj.:	0.99989998
Adj $ / SQ:	184.869
Other Features:	159000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758837
Depreciation:	200333
Depreciated Total:	558504

COMMENTS

CONVERTED TO CONDO 5/92 BK:22009 PG:560 641-3220,Building Number 1. CONDO REMOVAL 01/2011BK:56318 PG:501.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	M
Totals			
2	10	6	

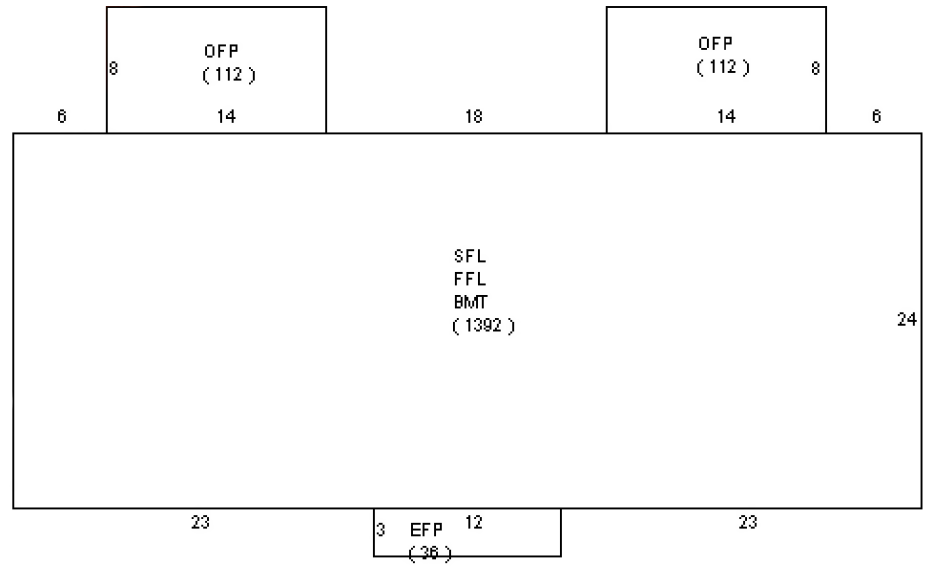
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.87
Special Features:	0	Val/Su Net:	125.90
Final Total:	558500	Val/Su SzAd	200.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,392	55.460	77,201
FFL	First Floor	1,392	184.870	257,338
SFL	Second Floor	1,392	184.870	257,338
OFP	Open Porch	224	23.860	5,345
EFP	Enclos Porch	36	72.590	2,613

Net Sketched Area:	4,436	Total:	599,835
Size Ad	2784	Gross Area	4436	FinArea	2784
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	